

COMMUNITY DEVELOPMENT DEPARTMENT
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March 18, 2009

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: City of Davis General Plan Annual Report for Year 2008

State Clearinghouse:

This is to submit the City of Davis General Plan Annual Report pursuant to Government Code Section 65400. This report covers the 2008 calendar year.

The City of Davis City Council reviewed and accepted the progress report on March 17, 2009.

Should you have any questions, please contact Bob Wolcott in my office or me at (530) 757-5610.

Sincerely,

Katherine Hess, AICP
Community Development Director

HOUSING POLICY
DEVELOPMENT, HCD

MAR 19 2009

Copy to:

✓ Housing and Community Development Department, Housing Policy Department, 1800 Third Street, Sacramento, CA 95811-6942



Meeting Date:
March 17, 2009

Staff Report

March 2, 2009

TO: City Council

FROM: Katherine Hess, Community Development Director
Bob Wolcott, Principal Planner
Danielle Foster, Housing and Human Services Superintendent
Rhys Rowland, Assistant Planner

SUBJECT: General Plan Annual Progress Report For Calendar Year 2008

Recommendation

1. Accept this annual progress report required by State of California.
2. Direct staff to forward the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Purpose of Annual Report

Section 65400 of the State of California Government Code requires the planning agency of cities to provide an annual report to their legislative body, OPR, and HCD on the status of the plan and progress in its implementation. The intent of the annual report is to provide the local legislative body (City Council) information regarding the implementation of the General Plan. The annual report is intended to provide enough information to identify "course adjustments" or modifications to the General Plan, if necessary.

Contents of This Annual Report

This report is prepared for the calendar year of 2009 and contains the following sections:

1. Most Recent Updates of General Plan and Housing Element.
2. Current Housing Element Update.
3. Housing Element Reporting Requirements.
4. Amendments to the General Plan.
5. Construction Activity.
6. Other Implementation Activities.

Most Recent Updates of General Plan and Housing Element

The last comprehensive update to the General Plan was adopted by City Council in May, 2001.

On July 20, 2004, the City Council adopted the Draft Housing Element for the period of January 2000 to June 2007. The Element was certified as adequate by HCD.

In early 2009, the City Council and staff are developing a work program for a 2035 General Plan update.

Current Housing Element Update

On April 1, 2008, City Council approved a Negative Declaration and directed staff to submit the Draft Housing Element for the period of January 1, 2006 through June 30, 2013 to the State Department of Housing and Community Development (HCD). On April 4, 2008, the Draft Housing Element was submitted to HCD. On June 3, 2009 HCD provided comments in response to the Draft Housing Element. In April, 2009, staff intends to respond to the comments by HCD.

Staff will bring back the revised Housing Element for final adoption by the City Council.

Study and Identification of Potential Housing Sites in Davis

In 2007, the City Council appointed a 15-member steering body to develop the current Housing Element update. In addition, the Steering Committee evaluated the housing potential of both infill and peripheral sites in terms of criteria identified by the Committee and the community. The Steering Committee obtained community feedback on a preliminary "package" of sites to accommodate the RHNA allocation as well as the city's one percent growth cap/guideline resolution. The Steering Committee obtained community feedback on the preliminary ranking of sites considered to meet the RHNA allocation as well as the 1% growth cap/guideline.

In March 2008, the Steering Committee completed their process of reviewing and ranking 36 potential housing sites within the Davis area, including specific conditions for housing on some sites. Additionally, an approach for considering development applications using the rankings was developed by the Steering Committee.

In April 2008, Steering Committee recommendations for the rankings of the sites, conditions for housing, and an implementation plan were heard by City Council and Planning Commission in a joint session. Some revisions to the implementation plan and rankings were directed by Planning Commission and Council.

On November 5, 2008, the City Council adopted a resolution directing staff to implement (with modifications) the recommendations of the Housing Steering Committee.

Housing Element Reporting Requirements

The current Housing Element update identifies available sites pursuant to the Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocation (RHNA) which identify existing and projected housing needs by household income group for the City of Davis. The RHNA establishes the amount of housing units that the City is required to provide adequate land for to meet the regional projections for housing needs for the 7.5 year period from January, 2006 through June, 2013. This number includes five parts: a very low income requirement, a low income requirement, a moderate income requirement, an above-moderate income requirement, and the total requirement comprised of all four income categories.

Government Code Section 65400 mandates that cities include in their annual report the progress in meeting its share of regional housing needs and local efforts to remove governmental

constraints to the development of housing, as defined in Government Code Sections 65583 (c)(3) and 66584. The City of Davis has submitted reports to the State's Housing and Community Development Department regarding its annual construction of housing to meet regional housing needs. The City of Davis has local inclusionary housing requirements in new housing developments, but does provide the projects with density bonuses and other incentives to offset the inclusion of affordable units. Additionally, the city provides land and financing to local non-profit housing developers who produce wholly-affordable housing projects. Local funding sources available for affordable housing production include a local Housing Trust Fund, and a Redevelopment Housing Set-Aside Fund. The City of Davis is also an entitlement community for HOME and CDBG funds that are provided directly to affordable housing projects as well.

Production of affordable housing. Included below is a summary of the total number of building permits issued during the calendar year 2008. Of the 27 residential units that were issued permits, three are permanently affordable. The affordability and size information breakdown is as follows:

Affordability	Number of units	Assistance provided?	Deed-restricted affordable housing?
Very-Low	1 unit	No assistance provided, required under inclusionary program.	Yes, these units are required to be affordable in perpetuity.
Low	2 units	No assistance provided, required under inclusionary program.	Yes, these units are required to be affordable in perpetuity.
Moderate	0 units	Not applicable.	Not applicable.
Above Moderate (Market Rate)	24 units	Not applicable.	Not applicable.
Total	27 units		

Special needs populations. Many of the City's recent affordable housing projects have focused on providing housing for identified special needs groups. No new housing units for elderly households and people with disabilities were finished last year.

The 13 multi-family units built in 2008 focused on the student population, but the ground floor units do include features of accessibility.

Emergency housing. The City of Davis continues to provide annual assistance to Davis Community Meals, a local non-profit agency that oversees a cold weather shelter during the months of November through April. The shelter, with a 10-person capacity, is often near full capacity but only has five to seven nights each year when potential clients are turned away due to a lack of space. The City plans to continue these efforts to maintain a local cold weather shelter, supplemented by its long-standing commitment and annual contributions to the countywide homeless coordination project that also provides countywide shelter housing for all Yolo County residents. Additionally, an Interfaith Rotating Cold Weather Shelter was organized two years ago that is overseen by local faith-based organizations. This shelter was open from November

through February, rotating between six locations for week-long periods. The capacity at this shelter was up to 25 individuals per night, serving adults and children.

Accessibility and visitability. During 2008, the City continued its public outreach and education regarding visitability and accessibility. Units built this year with accessibility and visitability include units in the Cassel Lane and Parque Santiago subdivisions.

Housing needs analysis update. As part of the current update of the Housing Element, the City contracted with a local firm, Bay Area Economics, to complete a Housing Needs Analysis. This report is being used to assist the City in the planning for future housing types needed by the community during this seven-year term.

Amendments to the General Plan During Annual Report Period

In 2008, the City Council adopted the following amendments to the General Plan map:

1. Sweetbriar. This amendment modified the land use of the 0.71 acre block consisting of eight properties bounded on the south by E. Eighth Street, on the west by H Street, on the north by Sweetbriar Drive, and on the east by G Street to become "Retail with Offices" within the Core Area Specific Plan area.
2. 555 and 603 L Street. This amendment modified the land use of two parcels consisting of 1.45 acres from "General Commercial" and "Low Density Residential" to "Public/Semi Public".
3. Grande Avenue near the intersection of Mercedes Avenue. This amendment modified the land use of the 8.8-acre property from "Public/Semi-Public" to "Residential Low Density."

There were no text amendments to the General Plan during the period.

Construction Activity During Annual Report Period

In 2008, building permits were issued for 12 single family units, two accessory dwelling units, and 13 multi-family units for a total of 27 residential units.

Building permits issued for non-residential projects included the following:

- Three commercial projects with a total construction value of \$9,313,300.
- Five office buildings with a total construction valuation of \$4,682,703.
- One warehouse building with a total construction valuation of \$3,800,000.

Other Implementation Activities

The following other activities have been completed or have been initiated, to implement the General Plan goals and policies.

City Council two-year strategic goals for 2009-2010. City Council has identified nine strategic goals. Specific implementation strategies for the two-year period have been developed under each of the goals.

- Infrastructure. Ensure that current infrastructure, including facilities, parks, streets, bike paths and sidewalks, is maintained to prolong its useful life and work to improve other aspects of the infrastructure, such as the water and wastewater systems, to address the long-term needs of the community.

- Fiscal stability. Ensure fiscal stability to meet the short- and long-term needs of the community, without reliance on housing growth.
- Downtown Davis. Further enhance the downtown to allow for more arts and entertainment, adequate parking, housing and commercial activity, recognizing that our downtown is the heart and soul of the community and one of our greatest potential net revenue generators.
- Housing. Advance an array of housing options targeting affordability, internal growth, University-related needs, and housing needs of special populations.
- Sustainability. Enact policies that work to conserve natural resources and that are environmentally friendly. Build on Davis' efforts and tradition of being a cutting edge green city by fostering land use patterns and development techniques that preserve agriculture, promote local food production, reduce automobile and energy use, foster a healthy and vibrant economic climate based on green technologies, and a people-centric urban design environment.
- Safety and health. Assure top quality fire, police, emergency and other services to ensure the health, safety and well being of all residents and neighborhoods.
- Organizational strength. Assure that the city organization is maintained and organized in such a way to provide efficient and effective service and to enable successful completion of other city goals and objectives.
- Civic engagement. Actively seek the input and feedback from the community. At the same time, strive to provide complete, transparent, and valuation information to citizens.
- Long-term visioning. Prepare for the lasting success and well-being of the Davis community by engaging in long-term visioning.

Green building ordinance. In an effort to conserve natural resources, protect the environment and reduce the green house gas emissions of the city and the community as a whole, the Davis City Council voted unanimously to approve a green building ordinance. This ordinance will require most construction projects to incorporate green building measures.

The objective of green building is to design and construct buildings that are environmentally sound, energy efficient, and provide a healthy environment for the occupants. The city has adopted "Build It Green" rating system and checklists for residential projects. For non-residential projects the city has adopted U.S. Green Building Council LEED® rating system and checklists as standards for compliance. The Build It Green and LEED® rating systems are point based systems that utilize checklists and guidelines to rate the "greenness" of a building. The systems assign points for incorporating various green building practices into buildings during the construction process.

Climate Action Team initiative. A Climate Action Team of citizens, appointed by City Council, is developing a community wide green house gas (GHG) reduction plan, with a key component to reduce city GHG's by 15% from 1990 levels by 2015. Analysis of proposed actions is underway and adoption of a plan is expected by May or June 2009.

UCD "West Village" neighborhood. The City continues to work with UC Davis on the development of the proposed "West Village" neighborhood to provide new housing opportunities for university students, faculty and staff. Study of the feasibility of project annexation into the city is underway.

Community engagement in new neighborhood plan. The City initiated a “Tools of Engagement” program using funds from the Sacramento Area Council of Governments (SACOG) in 2007. The City initiated a process for the “Chiles Ranch” site involving a series of community meetings and design charrettes to actively engage citizens in the development of concept plans for the site. The process culminated with the development of Preliminary Concept and a Refined Alternative plans prepared from community input prior to Planning Commission and City Council review. A plan by the neighborhood association was also developed as an alternative to the workshops plans.

In January 2008, the Council did not approve a specific concept plan for the site, but established a density of up to 10 units per acre and a set of guiding principles for the site.

Neighborhood meetings for development projects. City staff continues to conduct neighborhood meetings for development projects prior to public hearings.

Assistance to neighborhood associations. The City’s Community Partnership Coordinator continues to provide assistance to neighborhood associations in solving neighborhood problems and promoting community involvement and communication.

Public information. The City continues to expand the information provided on the City’s web site and local cable television channel and has increased accessibility of this information for hearing and sight impaired populations. The Building inspection staff has recently expanded its public outreach to include extensive information on “green buildings”.

Financial implementation. The public projects in the General Plan are financed through the City’s annual budget and multi-year capital financing plan.

- Budget. The budget serves as the city’s primary financial document to guide the City Council and staff through the coming fiscal year. It outlines the major priorities and projects that the city will undertake. It reflects staff time for city programs and services, contracts for maintenance and major construction projects, as well as needed materials and supplies. The final budget for the 2008-2009 fiscal year was \$180,238,484 including all expenditures planned by the City, including those of the Redevelopment Agency and all internal service charges.
- Capital financing plan. Together, the Development Impact Fees Study and the Capital Improvement Projects Master Plan are the vehicle by which the City implements the vision, programs and projects in the General Plan.
 - The Development Impact Fees Study is the financial analysis of the cost of infrastructure requirements of new development envisioned by the City’s General Plan. The study translates the costs allocable to new development into a series of fees that each unit must pay as its contribution toward meeting the additional infrastructure requirements. The study is updated annually to reflect changes in actual and projected development and infrastructure costs.
 - The Capital Improvement Projects Master Plan shows a five-year cash flow derived from the financial analysis and establishes construction priorities based on the timing of available funds. Funding for the capital financing plan derives from a number of sources including: development impact fees; Mello Roos special tax assessments;

redevelopment; construction tax revenues; state and UC Davis contributions; enterprise funds; and other. Infrastructure projects include street and other transportation facilities, core area, park and recreation, public safety and open space. The City updates the five year plan annually to reflect changes in cash flow, project costs and timing.

CC: Planning Commission

